

Minutes of the Salem City Planning & Zoning Commission meeting held on June 12, 1013 in the Council Chambers.

Meeting convened at 7:05 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Shelley Hendrickson	Rod Christensen
	Mark Johnson	Robert Frampton
	Bruce Ward, City Engineer	Attorney Jason Sant
	Becky Warner, Secretary	Mark Linford

APPROVAL OF MINUTES

MOTION BY Rod to approve the minutes of May 8, 2013 as written. Seconded by Mark; Vote Affirmative, 4-0.

MARK & CHERRISE LINFORD – SUBDIVISION AMENDMENT

The Linfords own 2 lots in the Harvest Ridge PUD and they want to combine them into one lot. In order to do that, they need to vacate lot 4, Plat A and lot 32, Plat B and create Plat I consisting of the 1 lot. Mr. Linford explained that they bought the vacant lot so no one could build on it and block their view of the valley. They want to combine the lots to save money on property taxes and HOA fees. Also, if this is all one lot, their home owner’s insurance will cover the vacant lot. He said they don’t have any immediate plans for the lot. Shelley asked if the utilities on the vacant lot would be capped. Bruce said the city doesn’t want them capped in case they want to split the lots again. There are no utilities between the two lots and the existing utility easement will be dissolved when the plat is recorded. Bruce stated that the only issue that DRC had was that the animal rights not be expanded because of the increase in lot size. The Linfords have put a note on the plat stating that. The HOA Board members were notified of this meeting but no one was present to express any concerns.

MOTION BY Bob to approve the vacation of lot 4, plat A and lot 32, plat B of Harvest Ridge PUD and create plat I consisting of 1 lot and to approve the preliminary plat for plat I. Seconded by Mark; Vote Affirmative, 4-0.

MOTION BY Shelley to adjourn Planning & Zoning Commission meeting. Seconded by Rod; Vote Affirmative, 4-0.

Planning & Zoning Commission meeting was adjourned at 7:20 p.m.